

PROPOSED DEVELOPMENT CONDITIONS

SE 2014-SU-070

~~February 18~~ April 30, 2015

If it is the intent of the Board of Supervisors to approve SE 2014-SU-070, located at 5815 Stream Pond Ct., Tax Map 54-3 ((23)) (15) 0022, for a home child-care facility for up to 12 children and up to two assistants, pursuant to Sects. 6-105, 6-106 and 8-305 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

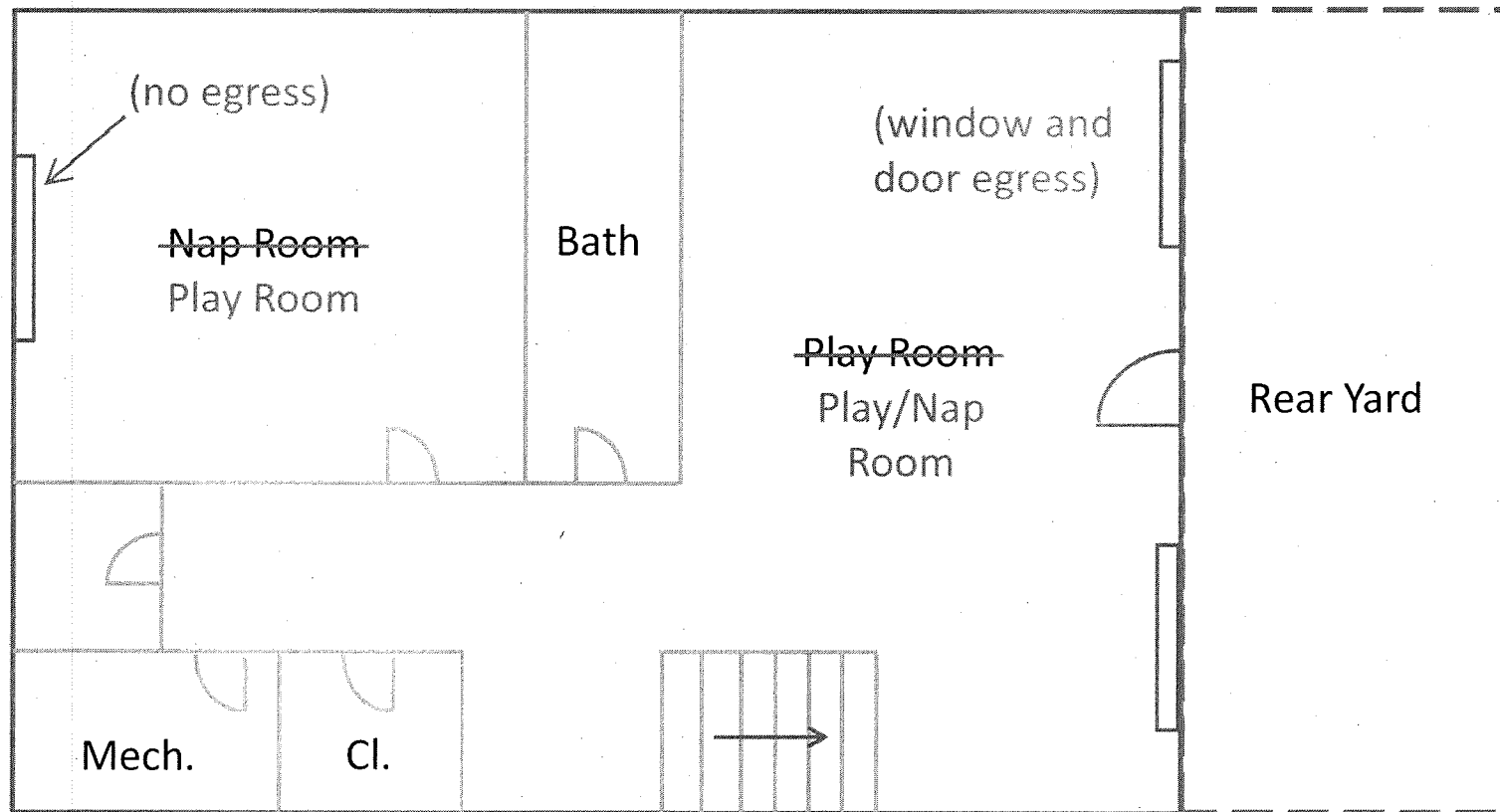
1. This Special Exception is granted only for the home child-care use, as indicated on the special exception plat approved with the application, entitled: "House Location Survey, Lot 22 – Section 15 – Phase 2, Sully Station", consisting of one sheet, as modified by Gricelda Flores, dated November 7, 2014, and as qualified by these development conditions.
2. A copy of these special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. The hours of operation of the home child-care facility shall not exceed 7:00 a.m. to 6:30 p.m., Monday through Friday.
4. The dwelling that contains the home child-care facility shall be the primary residence of the provider.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. A maximum of two non-resident employees, whether paid or not for their services, may be involved in the home child-care facility, with hours of attendance limited to between the hours of 7:00 am and 6:00 pm, Monday through Friday.
7. Children shall not be allowed to sleep in the small, enclosed room (formerly labeled as a Nap Room on Attachment 1), ~~which does not feature~~if it does not have an adequate emergency egress window, as determined by DPWES. Sleeping may be allowed in the larger, general-purpose room that features an adequate egress door and windows (now labeled as a play/nap room on Attachment 1).
8. Arrival and departure of children shall be staggered to ensure sufficient parking spaces are available to accommodate all drop-off/pick-up without affecting the ability of neighboring residents to park.

9. This Special Exception is contingent on the applicant's continued right to utilize the community parking area for the use of the home child-care facility.
10. There shall be no signage associated with the home child-care facility.
11. Approval of this use is contingent upon maintenance of a state license for the subject home child-care facility.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall take effect upon approval by the Board of Supervisors.



Basement Layout